

Capsule Summary
SM-436
William Parran Combs House
Callaway vicinity
Private

Circa 1870; 1905 - 1914

The William Parran Combs House is significant as a relatively well-preserved example of a late nineteenth century St. Mary's County farmhouse. Of the few outbuildings which survive on the property, the meathouse is an interesting structure which remains in good condition. While it is difficult to establish a precise date of construction for the Combs House, the mature machine cut nails used in the circular sawn lumber of the kitchen's winder stair points to the 1860s as the earliest possible building date. More likely, the earliest section of the house dates between 1870 and 1890.

William Parran Combs began buying the parcels which comprise this property around 1904. According to Leonard Kohl, Jr., the two-story, gable end building, which comprises the western ell of the current dwelling already stood on the property at the time of Combs' purchase. Garnett Combs Redman, Kohl's aunt, had been led to understand that this early section of the dwelling was built by two mulatto brothers and consisted of two rooms on both the first and second floors. Essentially, this earliest configuration of the house was a two-story, hall-parlor plan structure with a winder stair to the second floor.

Sometime before 1914, Combs added a first floor parlor, stairhall and a second floor bedroom to the house. His son-in-law, Leonard L. Kohl, Sr., modernized the house after his purchase of the property in 1963.

SM-436, William Parran Combs House
St. Mary's County
Maryland Comprehensive State Historic Preservation Plan Data

Historic Context

Geographic Organization: Western Shore

Chronological/Developmental Period: Industrial/Urban Dominance, 1870-1930.

Historic Period Theme: Architecture
Agriculture

Resource Type

Category: Building

Historic Environment: Rural

Historic Function and Use: Residence

Known Design Source: None

Maryland Historical Trust

State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic

and/or common **William Parran Combs House**

2. Location

street & number **Route 5** not for publicationcity, town **Callaway**☒ vicinity ofcongressional district **5**state **Maryland**county **Saint Mary's**

3. Classification

Category	Ownership	Status	Present Use	
<u> </u> district	<u> </u> public	<input checked="" type="checkbox"/> occupied	<u> </u> agriculture	<u> </u> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<u> </u> unoccupied	<u> </u> commercial	<u> </u> park
<u> </u> structure	<u> </u> both	<u> </u> work in progress	<u> </u> educational	<input checked="" type="checkbox"/> private residence
<u> </u> site	Public Acquisition	Accessible	<u> </u> entertainment	<u> </u> religious
<u> </u> object	<u> </u> in process	<input checked="" type="checkbox"/> yes: restricted	<u> </u> government	<u> </u> scientific
	<u> </u> being considered	<u> </u> yes: unrestricted	<u> </u> industrial	<u> </u> transportation
	<input checked="" type="checkbox"/> not applicable	<u> </u> no	<u> </u> military	<u> </u> other:

4. Owner of Property (give names and mailing addresses of all owners)

name **Leonard Louis Kohl, Jr. et al**street & number **Box 103**

telephone no.: (301) 994 2260

city, town **Callaway**state and zip code **Maryland 20620**

5. Location of Legal Description

courthouse, registry of deeds, etc. **St. Mary's County Courthouse**liber **EWA 844**

street & number

folio **393**city, town **Leonardtown**state **Maryland**

6. Representation in Existing Historical Surveys

title

date

 federal state county local

pository for survey records

city, town

state

7. Description

Survey No. **SM 436**

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Contributing Resource Count: 3

The William Parran Combs House is located on the south side of Route 5 near Callaway in St. Mary's County, Maryland. The house has a shallow front yard planted with evergreens and boxwood and a generous rear yard occupied by three outbuildings. The property surrounding the house is enclosed by a fence which separates the domestic space from the abutting agricultural landscape. The house faces north with the dominant gable oriented on an east/west axis.

According to Leonard L. Kohl, Jr., one of the current co-owners, this ell-shaped house was built in two stages. The earliest section of the building is the western wing, consisting of two rooms on the first floor and a winder stair which provides access to two rooms on the second floor. This wing appear to date to the 1870s. The stair hall, east parlor, second floor east bedroom and rear porch were added sometime between 1905 and 1914. Following the construction of these additions, the northern section of the Combs House was reconfigured as a center hall, single pile plan, with the southern half of the earlier structure acting as an ell to the northern main block.

The oldest section of the house is supported by mortared field stones. The foundation of the later addition consists of masonry piers. The original weatherboard exterior of the house was removed around 1967 and replaced with artificial siding. The roof is covered with pressed metal shingles which replaced the original wood shingles. Ben Garner and Sons of Hollywood, Maryland added the metal shingles to the house in the 1930s.

The north (main) elevation is pierced by a central fifteen-light entrance door flanked on the west by one six-over-six sash window with wide surrounds and an exterior cyma curve molding. This window and the six-over-six sash window on the west gable end of the main block are said to have been salvaged from St. Joseph's Convent in Ridge and reused in this house. On the east, the door is bordered by one two-over-two sash window with narrow surrounds. A porch extends across the full width of this facade. The porch, originally finished with a tongue-in-groove wood floor, has a cement pad floor and turned post supports finished with decorative sawn brackets. The porch roof is covered with metal shingles. The second floor is pierced by three two-over-two sash windows with louvered shutters. The central cross gable which breaks roofline gives added interest to the north elevation. The gable is sheathed with saw tooth shingles and is pierced by a two-light window.

The east gable end elevation is blind except for a triangular-head, two-light window. Attached to the south side of the main block is a one-story, enclosed porch addition with a cinderblock foundation. The addition is pierced by two six-over-six

8. Significance

Survey No. SM 436

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates ☐ Unknown Builder/Architect ☐ Unknown

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The William Parran Combs House is significant as a relatively well-preserved example of a late nineteenth century St. Mary's County farmhouse. Of the few outbuildings which survive on the property, the meathouse is an interesting structure which remains in good condition. While it is difficult to establish a precise date of construction for the Combs House, the mature machine cut nails used in the circular sawn lumber of the kitchen's winder stair points to the 1860s as the earliest possible building date. More likely, the earliest section of the house dates between 1870 and 1890.

William Parran Combs began buying the parcels which comprise this property around 1904. According to Leonard Kohl, Jr., the two-story, gable end building, which comprises the western ell of the current dwelling already stood on the property at the time of Combs' purchase. Garnett Combs Redman, Kohl's aunt, had been led to understand that this early section of the dwelling was built by two mulatto brothers and consisted of two rooms on both the first and second floors. The main entrance to the house was located on its east, longitudinal side. Essentially, this earliest configuration of the house was a two-story, hall-parlor plan structure with a winder stair to the second floor. Research in the St. Mary's County Land Records suggests that the property on which the house stands probably was not owned by the brothers, but may have been occupied by them as tenants.

Sometime before 1914, Combs added a first floor parlor, stairhall and a second floor bedroom to the house. His son-in-law, Leonard L. Kohl, Sr., modernized the house after his purchase of the property in 1963. Prior to that time, the house had no electricity, no running water, and no inside toilet. Kohl also enclosed the rear porch, added a shed roof addition across the south elevation, removed the west wall of the stair hall, and replaced the interior plaster walls in the dining room and kitchen.

9. Major Bibliographical References

Survey No. **SM 436**

10. Geographical Data

Acreage of nominated property 2 Acres Surrounding HouseQuadrangle name Piney PointQuadrangle scale 1: 24 000

UTM References do NOT complete UTM references

A

Zone	Easting							Northing	

B

Zone	Easting							Northing	

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Elizabeth Hughes, Historic Sites surveyororganization St. Mary's County Planning & Zoningdate August 1990street & number 328 Washington Streettelephone (301) 475 4662city or town Leonardtownstate Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

SM-436, William Parran Combs House
St. Mary's County
7.1 Description

sash windows. A one-story, shed roof addition which extends south of the former porch is pierced by an entrance door and a pair of one-over-one sash windows.

The south elevation has a one-story addition which extends across the full width of the first floor. This addition is pierced by three four-over-four sash windows, a pair of one-over-one sash windows, and a pair of six-over-six sash windows. An exterior cinderblock chimney stands against the exterior wall of the addition. The second floor of the main block's longitudinal elevation is pierced by two two-over-two sash windows with narrow surrounds. The western gable end is pierced by two six-over-six sash windows with narrow surrounds. Here, the eave is pierced by a single light window.

The west elevation of the one-story addition is pierced by one three-light-over-two-panel door. The longitudinal elevation of the two-story ell, actually the oldest section of the house, is pierced by a partially glazed entrance door with wide surrounds on the first floor and one two-over-two sash window on the second floor. The gable end of the main block is pierced by one six-over-six sash window with wide surrounds and a drip molding on the first floor and one two-over-two sash window on the second floor.

The interior of the northern wing consists of a former stair hall with the original early twentieth century stair in place. The stair has a boldly turned newell post, turned balusters, and a molded handrail. The paneling underneath the stair was worked by Leonard Louis Kohl, Sr., in 1968. The west wall of the stair hall was removed in 1968. The only woodwork of note in the west parlor is the plain door surround with bull's eye corner blocks. The east parlor retains its original fireplace mantel which consists of delicate columns supported by square blocks. The mantel frieze is decorated with punch work. A coal burning stove was originally located here. The window on the north wall of the east parlor is finished with a molded surround and corner blocks. Four-panel doors open off of the second floor stair hall into two bedrooms.

The first floor of the western ell consists of one room which now serves as a kitchen/dining area. A winder stair located in the southwest corner of the room provides access to the second floor. The door to this stair is held in place by H-L hinges. A closet is located under the stair behind a vertical plank door with horizontal battens. Revealed in the closet is the circular sawn lumber of the stair risers and mature machine cut nails. The second floor bedroom, William Parran Combs' bedroom, is fitted with closets and shelving installed by Leonard Kohl, Sr.

Outbuildings on the property include a well-preserved meat house, a granary, and two modern storage sheds. The meat house is sheathed with weatherboard siding which was salvaged from the exterior of the house. The roof, oriented on a north/south axis, is roofed with new wood shingles. A six-panel door hung with H-L

SM-436, William Parran Combs House
St. Mary's County
7.2 Description

hinges pierces the north elevation. This paneling is actually mounted on a plain plank door consisting of whitewashed vertical boards reinforced with horizontal battens. The wood on the plank door is scarred where a square box lock was once located. Vents, consisting of holes drilled through the weatherboards sheathing the eave, are located on both the north and south gable ends of the structure. A four-light window, which is a later addition, pierces the south elevation. Skinned and partially hewn logs act as cornerposts on the meat house interior.

The granary is sheathed with vertical planks which are actually weatherboards salvaged from the dwelling house. The roof is covered with corrugated metal. Originally, a door was located on the west side of the building. A pair of doors have been relocated to the east elevation. The interior of the granary was once divided into two separate storage spaces devoted to corn on the north and wheat on the south. The wheat storage space on the south side of the building was entirely enclosed. A modern shed roof addition extends to the south of the cornhouse. This addition is a three-car garage with a cement pad floor which was built in 1969. The addition, which replaced an earlier lean-to garage, is sheathed with weatherboard siding and roofed with metal.

A third outbuilding on the property is a one-and-a-half story storage structure built in 1969. Roofed with seamed metal and lit by one-over-one and six-over-six sash windows, the building is currently used for storage.

In addition to these structures, a chicken coop, a two-seat outhouse, and an orchard were originally located on the dwelling house lot. A one-room cabin, built by William Parran Combs for his brother, James Nathaniel Edmond Combs, was once located in the southwest corner of the property.

— SM-436, William Parran Combs House
St. Mary's County
8.1 Significance

Chain of Title

TO: Leonard Louis Kohl Jr., Charles Campion Kohl, Rosemary Redmond Kohl

FROM: Charles Campion Kohl, pers. rep. of Mary Rose Kohl estate.

RECORD: St. Mary's County Land Record, Liber EWA 844, folio 393.

DATE: June 3, 1993.

NOTES: Transfer of 1 45/100's of an acre. Mary Rose Kohl was predeceased by her husband Leonard Louis Kohl, Sr., in 1977. She died January 15, 1989, estate No. 5579.

TO: Leonard Louis Kohl, Sr., and Mary Rose Kohl

FROM: Lawyers Title Company of St. Mary's County, Inc.

RECORD: St. Mary's County Land Record, Liber CBG 108, folio 432.

DATE: August 1, 1963.

NOTES: Transfer of 1 45/100's of an acre being part of CBG 108/423.

TO: Lawyers Title Company of St. Mary's County, Inc.

— FROM: William E. Combs, Myrtle T. Combs, Garnett C. Redman, George W. Redman, Loretta C. Wise, John A. Wise, Mary Rose Kohl, Leonard L. Kohl, Sr., James N. Combs, Shirley Marie Combs, Marion R. Hammett, Michael E. Hammett, Hope C. Dutton, Vincent Dutton.

RECORD: St. Mary's County Land Record, Liber CBG 108, folio 423.

DATE: July 3, 1963.

NOTES: Transfer of land called and known as "DeButts" with 156 acres, being the home farm of William P. Combs and Blanche V. Combs, both of whom died intestate. William Combs died in 1953, Estate No. 1907. Blanche Combs died in 1960, Estate No. 241. This property is the same as EBA 9/111, EBA 7/37, EBA 5/336, EBA 5/236, CBG 53/16, CBG 29/312.

It remains unclear which of the four parcels purchased by William Parran Combs in the early 1900s is now occupied by the dwelling house. Most likely, it is Parcel 4.

TO: Blanche V. Combs

FROM: William E. Combs, Myrtle T. Combs, Garnett C. Redman, George W. Redman, Loretta C. Wise, John A. Wise, James N. Combs, Shirley M. Combs, Marian R. Hammett, Michael E. Hammett, Hope Combs, Mary R. Kohl, Leonard L. Kohl, Sr.

RECORD: St. Mary's County Land Record, Liber CBG 53, folio 16.

DATE: July 8, 1954.

NOTES: Transfer of the "DeButts Land" being 156 acres, the same as that which William P. Combs died possessed.

—

SM-436, William Parran Combs House
St. Mary's County
8.2 Significance

TO: James N. Combs
FROM: William P. Combs and Blanche V. Combs
RECORD: St. Mary's County Land Record, Liber CBG 29, folio 312.
DATE: March 7, 1951.
NOTES: Transfer of 2 42/100s of an acre, being a portion of the DeButt's Land, the same as EBA 9/111.

Parcel 1

TO: William P. Combs
FROM: Sylvanus A. Powell and Ella W. Powell of Pike County, Ohio.
RECORD: St. Mary's County Land Record, Liber EBA 9, folio 111.
DATE: November 22, 1910.
NOTES: Transfer of a portion of the DeButt's Land, being 25 acres more or less and a portion of EBA 3/484. Price: \$200

TO: Sylvanus Powell
FROM: Harry E. Mann and Caroline J. Mann of Baltimore City
RECORD: St. Mary's County Land Record, Liber EBA 3, folio 484.
DATE: April 6, 1904.
NOTES: Transfer of 444 2/5 acres of the DeButt's Land, being the same as EBA 3/153. Price: \$1096

TO: Harry E. Mann of Baltimore City
FROM: B. Harris Camalier, Trustee
RECORD: St. Mary's County Land Record, Liber EBA 3, folio 153.
DATE: April 14, 1903.
NOTES: Transfer of the DeButt's Land being a portion of JJG 2/23 and of EBA 2/337. Price: \$555

TO: B. Harris Camalier, Trustee
FROM: John T. Cecil
RECORD: St. Mary's County Land Record, Liber EBA 2, folio 337.
DATE: January 13, 1902.
NOTES: Transfer of Clifton Factory being 104 acres, of the DeButt's Land being 735 acres, of Indian Bridge being 27 acres, and personal property.

TO: John T. Cecil and Helen Robb Cecil
FROM: George B. Cecil and Annie Maria Cecil
RECORD: St. Mary's County Land Record, Liber JJG 2, folio 23.
DATE: April 25, 1894
NOTES: Transfer of the saw and grist mill located on Factory lot, Combs Chance, Good Luck, etc.; Lordships Favor and Vaughan's Hills being 158 acres; Unexpected

SM-436, William Parran Combs House
St. Mary's County
8.3 Significance

being 155 acres; Disbridge Hook being 30 acres; Rout Cap being 70 acres; Jarboe's Ramble being 200 acres; Beverley being 100 acres; Mill Manor being 140 acres; Chilton's Adventure being 32 acres; all of which is known as DeButt's Land and the same as JFF 6/353.

Parcel 2

TO: William Parran Combs

FROM: Lewis R. Evans and Maggie Evans

RECORD: St. Mary's County Land Record, Liber EBA 7, folio 37.

DATE: December 13, 1907.

NOTES: Transfer of the remaining portion of _____ Escheat and better known as Part DeButt's Land being 11 acres more or less. Part of EBA 5/115. Price: \$75

TO: Lewis A. Evans

FROM: John W. Burrs, widower

RECORD: St. Mary's County Land Record, Liber EBA 5, folio 115.

DATE: August 5, 1905.

NOTES: Transfer of "Part of McElwas Escheat" also known as "Part of the DeButt's Land" being 15 acres more or less and the same as JFF 13/475 and that mentioned in the confirmatory deed of EBA 5/114. Price: \$150

TO: John W. Burrs of Baltimore City.

FROM: William W. Cecil, Maria L. Cecil, John T. Cecil, Helen R. Cecil, George B. Cecil, and Annie M. Cecil.

RECORD: St. Mary's County Land Record, Liber JFF 13, folio 475.

DATE: September 26, 1892.

NOTES: Transfer of part of McKelva's Escheat and better known as part of the DeButts Land being 15 acres more or less. Price: \$52.50.

Parcel 3

TO: William P. Combs

FROM: Lewis R. Evans and Maggie Evans

RECORD: St. Mary's County Land Record, Liber EBA 5, folio 336.

DATE: January 19, 1906.

NOTES: Transfer of "Part McElwas Escheat" or "Part DeButt's Land" being 4 acres more or less and part of EBA 5/115. Price: \$150

See chain for Parcel 2 above.

SM-436, William Parran Combs House
St. Mary's County
8.4 Significance

Parcel 4

TO: William Parran Combs

FROM: Mary C. Hayden and Joseph A. Hayden

RECORD: St. Mary's County Land Record, Liber EBA 5, folio 236.

DATE: October 17, 1905.

NOTES: Transfer of "Davey Jones Locker" being 100 acres more or less and "Clark's Ramble" and "Beverley" being 12 acres more or less. The same as EBA 5/235.

Price: \$300

TO: Mary Hayden

FROM: Derby A. Lynch, Trustee

RECORD: St. Mary's County Land Record, Liber EBA 5, folio 235.

DATE: October 14, 1905.

NOTES: A public sale of this property was held on January 31, 1899 as the result of a judgement in Equity case 886 N.E. (Decree Record EBA 1/363). Thomas Cox defaulted on a mortgage to Frances F. Greenwell as per JJG3/367. Transfer of Davey Jones Locker being 100 acres; and Clark's Ramble and Beverley being 12 acres; both parcels being located in the second election district and being property now in the possession of Thomas R. Cox and upon which he resides and located near Clifton Factory.

TO: Thomas R. Cox

FROM: Leo M. Walther, Sheriff

RECORD: St. Mary's County Land Record, Liber JJG 3, folio 366.

DATE: February 20, 1896

NOTES: Sale of property by virtue of executions issued out of Circuit Court in the case of William R. Griffin vs. Thomas Cox on June 25, 1895. Transfer of Davy Jones' Locker being 100 acres and Clarks Ramble and Beverley being 12 acres.

SM 436
William Parran Combs House
Callaway Vicinity
Piney Point Quad

.5'

150 000 FE
(MD.)

ST. MARYS CITY 6 MI
PI LOOKOUT 19 MI

432

431

430

12'30"

429

PINEY POINT, MD.-VA.

38076-85-TF-024

1968
PHOTOREVISED 1980
BATHYMETRY ADDED 1982
DMA 5660 II NE-SERIES V833



SM-436

William Parson Comb's House

St. Mary's County, MD

E. Hughes

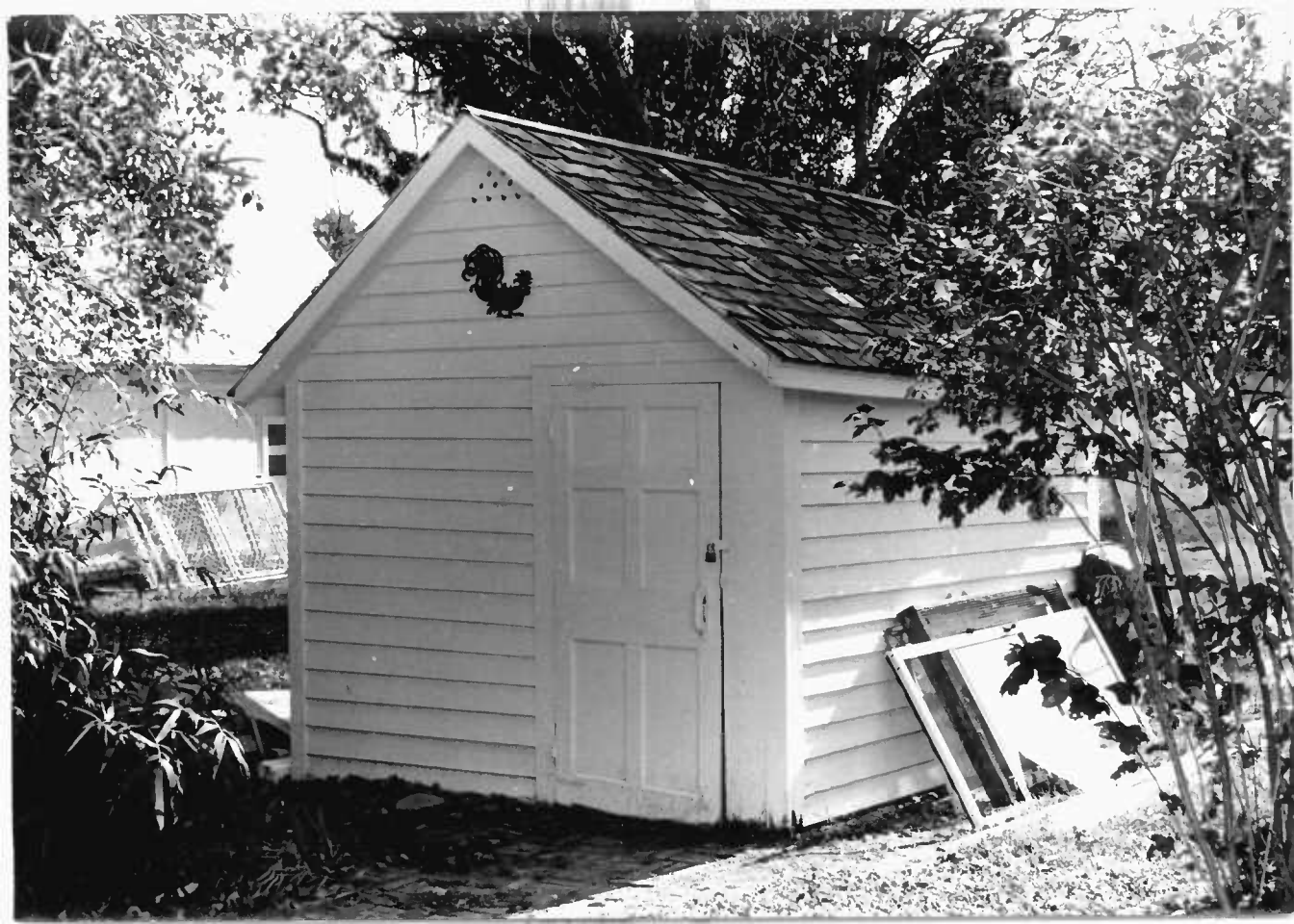
10/24

MD SHPD

N Elevation

43





SM- 436

William Parker and wife

St. Mary's County MD

L. Hughes

1797

MD 445

11/11/18 - 11/11/18

2/3